
S-4404
STONE MINOR SUBDIVISION
Minor-Sketch Plan

REVISED STAFF REPORT
October 31, 2013

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REQUEST MADE, PROPOSED USE, LOCATION:

Petitioners and property owners Nancy Stone and Jill Thompson, represented by Roger Fine of John E. Fisher & Associates, are seeking primary approval of a one-lot minor subdivision located on the south side of SR 28, ¼ mile east of CR 400 E, Lauramie 24 (NW) 21-4. The original request for a 2.053 acre lot was amended in September to that of a 3.848 acre lot in the same general location as the first subdivision request.

AREA ZONING PATTERNS:

The site is zoned AW, Agricultural Wooded as is all surrounding land. Flood Plain zoning associated with the East Branch of Wea Creek exists just northeast of the proposed lot.

AREA LAND USE PATTERNS:

The site in question is currently unimproved. Farmland surrounds the site except for the wooded areas along the creek.

TRAFFIC AND TRANSPORTATION:

SR 28 is classified as a rural secondary arterial by the adopted *County Thoroughfare Plan*. The required 40' half-width right-of-way is already in place along the frontage, so no dedication of additional right-of-way is needed nor is a mortgage release necessary.

A driveway permit from INDOT will be necessary prior to obtaining an improvement location permit for this lot.

ENVIRONMENTAL AND UTILITY CONSIDERATIONS:

A letter from the County Health Department states that, "Based on a soil report...this lot is suitable for a standard subsurface absorption system."

CONFORMANCE WITH UZO REQUIREMENTS:

The lot width and area meet UZO requirements. The standard setbacks need to be shown on the final plat.

STAFF RECOMMENDATION:

Conditional primary approval, contingent on the following:

A. Conditions

FINAL PLAT – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The Drainage Board or the County Surveyor shall approve any required drainage plans in compliance with Tippecanoe County Ordinance #2011-27-CM.
4. The street address and County Auditor's Key Number shall be shown.